

## RESIDENTIAL PROPOSALS

The future land use projections in the Land Use Survey and Analysis portion indicated that some 313 additional acres of land will be needed for residential purposes in the planning area for the planning period to 1990. This additional acreage was given in two increments -- 165 acres needed by 1980, and 148 acres more needed by 1990. In delineating the areas for the future residential land, several reasons were considered. Some of the basic justifications for residential land use include:

1. Utilities are available, or the area proposed is near enough to existing utility service that the service could be extended at a reasonable cost.
2. The land is generally within the slope range of 5 to 15 per cent, allowing for development without heavy costs of having to overcome construction problems often encountered on steeper terrain.
3. There are no major soil problems in the areas that would hinder residential development, such as high shrink-swell ratio, soils that will not support the use of septic tanks (where this method of sewage disposal is necessary), and soils that are subject to flooding or extreme wetness.
4. Convenience to work, commercial areas, schools, and other public facilities, yet with protection from nuisances and incompatible land uses.
5. Adequate space for the planned "neighborhood unit" -- a residential development that is designed for such facilities as school, church, recreation areas and shopping areas all within convenient, safe walking distance.
6. Space for larger lots where there are no sewer lines available due to particular problems such as soils and topography.
7. Functional street patterns, providing for heavier traffic on certain streets, with collector streets feeding into the major streets. Pedestrian and vehicular movements should be safe and as nearly as possible separate.